



MANCHESTER
CITY COUNCIL

Allocations Scheme Review Briefing #1 Background to the Review



Legal Position



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For all practical purposes, “reasonable preference” equates to real housing need and that means the higher bands on the housing register.



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Bands 6a & 6b are comprised of applicants demoted from bands 1-5



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Total lets for 2018/19 were 2,458, which was 32% down from 3,620 lets in 2013/14.



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Manchester's current allocation scheme was introduced in 2011. There have been some minor amendments since but the scheme has remained fundamentally the same for the last 9 years.

Manchester's housing situation has changed significantly since 2011. There has been a significant rise in homelessness and the associated cost of the rising number of households in temporary and supported accommodation is unsustainable. Welfare reforms and rising private sector rents are huge challenges for people seeking new homes.

Alongside these issues of increasing homelessness, the turnover and availability of social homes has reduced significantly while the demand for social homes has increased.



Manchester Housing Register at end Dec 2019

	Bedroom need													
Band	1		2		3		4		5		6+		Totals	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%
1														
2														
3														
4														
5														
6a														
6b														
Totals														
Ineligible / in process														



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Band	1		2		3		4		5		6+		Totals	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%
1	362	2.5	157	1.1	49	0.3	57	0.4	19	0.1	18	0.1	662	4.5
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2	401	2.7	713	4.9	833	5.7	310	2.1	48	0.3	7	0.0	2,312	15.8
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3	1,100	7.5	1,128	7.7	847	5.8	316	2.2	49	0.3	7	0.0	3,447	23.6
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5	2,075	14.2	1,188	8.1	592	4.1	84	0.6	3	0.0	1	0.0	3,943	27.0
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6a	81	0.6	65	0.4	45	0.3	25	0.2	5	0.0	0	0.0	221	1.5
6b	1,003	6.9	594	4.1	274	1.9	49	0.3	9	0.1	1	0.0	1,930	13.2
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6b	1,003	6.9	594	4.1	274	1.9	49	0.3	9	0.1	1	0.0	1,930	13.2
Totals	5,884	40.3	4,608	31.6	3,050	20.9	879	6.0	136	0.9	35	0.2	14,592	100
Ineligible / in process													(1,246)	



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- The cost of the council providing temporary and supported accommodation (TA & SA) for homeless households is rising and is unsustainable.



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- There are now over 2,200 households in TA.
- The cost of the council providing temporary and supported accommodation (TA & SA) for homeless households is rising and is unsustainable.
- It is the case that large numbers of applicants in real need will not successfully bid for a social home in any reasonable period.



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- Only 2% of two bedroom listings in 2018-19 in the private rented sector (PRS) are within £30 of Local Housing Allowance (LHA)
- At February 2020 there were 1,572 homeless families and 644 homeless single people in temporary accommodation

